

Memorandum

Date: June 19, 2019

To: Jonathan Dorsey, Associate Planner
Economic and Community Development Department

From: Jesse M. Pohlman

**Re: Union Row Planned Unit Development (1907-PUD-18)
Summary of Open House for Neighbors**

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, Patch Development, LLC hosted an open house for adjoining property owners on Tuesday, June 18, 2019, in the Community Room at Union Street Flats (176 Union Flats Boulevard, Westfield, Indiana).

Below please find a brief written report of the open house.

Open house began at 6:30 p.m. and concluded around 7:15 p.m.

Petitioner representatives included Pat Chittenden (Patch Development, LLC), Jesse Pohlman (Onpointe Land Matters, LLC), Ben Davis (BBG Construction), and Curt Whitesell (WKRP Indy Real Estate).

Attendees included three (3) adjacent property owners from Emerald Place, two (2) adjacent property owners along South Street, two (2) Council members (C. Lehman, C. Spoljaric), and a representative from the City's Economic and Community Development Department (J. Dorsey).

After introductions and an overview of the proposed subdivision, discussion included the following topics:

General: Anticipated construction timeline (Fall 2019); Emerald Place's current issues with Airbnb's; target market and draw for downtown lifestyle; anticipated home price points (\$400,000 - \$600,000); Fire Department's use of homes to be demolished for training.

Site Considerations: Drainage and existing issue at southeast corner of property (noted proposed dry detention basin); survey stake markers and existing fence along east property line; large rear yards; right-of-way to be dedicated to the City and no immediately planned Union Street improvements (noted City will require developer to resurface Union Street frontage of subdivision); front yard setbacks and relationship to other homes along Union Street.

Design of Homes: Anticipated home square footages (2,300 to 2,400 SF); lot widths and home setbacks (noted the width of homes are consistent with typical suburban homes but without front loading garages); overall quality and character of proposed home architecture, traditional downtown architecture, and building materials (noted roofs will be shingled and only potential metal roof would be accents roofs, and no vinyl permitted); driveway material (concrete); market demand for master bedrooms to be located on the first floor; accessory dwellings and support for the concept.